

Message Text

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C O N F I D E N T I A L MOSCOW 16717

BUCHAREST PLS PASS STANGE/HELLMANN

E.O. 11652: GDS

TAGS: PFOR, ABLD, AFSP, US, UR

SUBJ: PROPERTY FOR PROPOSED CONGEN KIEV

REF: MOSCOW 16337

1. SUMMARY: KIEV AUTHORITIES NOV 19 SHOWED THREE ADDITIONAL PROPERTIES TO FBO/EMBASSY TEAM. WHILE DEFINITIVE RECOMMENDATIONS WILL REQUIRE FURTHER REVIEW AND ANALYSIS FLOOR PLANS, ONE PROPERTY APPEARS TO HAVE GOOD POSSIBILITIES, SECOND IS PROBABLY TOO SMALL, AND THIRD SEEMS INAPPROPRIATE. KIEV OFFICIALS GAVE CORDIAL RECEPTION AND WERE HELPFUL THROUGHOUT IN SUCH MATTERS AS PROVISION FLOOR PLANS. THEY INDICATED KIEV CITY PLANNING TO FUND RECONSTRUCTION. END SUMMARY.

2. A/FBO REPRESENTATIVES STANGE AND HELLMANN ACCOMPANIED BY GSO BASTEK AND SY/GSO PAZUROS ARRIVED KIEV NOV 19 BY TRAIN AFTER BAD WEATHER HAD CANCELED PLANNED AIR TRAVEL PREVIOUS DAY. GROUP WAS MET BY UKRAINIAN MFA REPRESENTATIVES, CALLED ON MFA CHIEF OF CONSULAR DIVISION, AND PROCEEDED TO MEET WITH DEPUTY MAYOR LAVRUKHIN. V. SINITSIN, FROM USA DIVISION OF MFA IN MOSCOW, ALSO PARTICIPATED IN DAY'S ACTIVITIES. LAVRUKHIN AS IN PAST LED VISITS TO PROPERTIES, WITH OTHER CITY OFFICIALS IN TOW BUT NOT ACTIVELY INVOLVED.

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3. BEST OF PROPERTIES SHOWN WAS NO. 67 VULITSA CHKALOVA

ON SOUTH SIDE OF STREET BETWEEN HOHOLIVSKA AND
TURKENYEVSKA. A BRICK BUILDING OF FIVE STORIES
PLUS BASEMENT ABOUT 35 YEARS OLD, IT LIES ABOUT A FOOT OF
LENIN ST. HILL. ENTRANCE FROM
STREET SIDE IS TO SECOND FLOOR, WITH FIRST OR GROUND
FLOOR ENTERED FROM REAR AT LOWER LEVEL. PLOT IS GOOD
SIZE, BUILDING IS RECTANGULAR IN SHAPE, ABOUT 12 X 80
METERS WITH A TOTAL NET FLOOR SPACE ESTIMATED BY SOVIETS
AT 4,728 SQUARE METERS (PREVIOUS EXPERIENCE INDICATES
SUCH SOVIET FIGURES HIGHER THAN US "NET USABLE" BY TEN TO 25
PERCENT).

4. BUILDING IS INTERNALLY DIVIDED INTO FOUR SECTIONS
WITH SEPARATE ENTRANCES. IT IS NOW FULLY OCCUPIED BY
APARTMENTS. ALTHOUGH NOT IN BAD SHAPE GENERALLY, CONVERSION TO CONSUME
LATE
GENERAL OFFICE PLUS APARTMENTS WOULD REQUIRE EXTENSIVE WORK AND
PROBABLY 18 MONTHS RECONSTRUCTION TIME, BUT SIZE
AND GENERAL LAYOUT ADMITS OF GOOD POSSIBILITIES.

5. SECOND OF THREE BUILDINGS SHOWN IS COMPLEX OF
THREE ABUTTING, NOS. 12, 14, AND 16 STRILESKA, NEAR
CORNER OF REYTARSKAYA. SOVIETS ESTIMATED FLOOR SPACE
AT TOTAL 4,747 SQUARE METERS, BUT U.S. TEAM'S
PRELIMINARY VIEW IS THAT THREE STRUCTURES WOULD BE
DIFFICULT TO RECONFIGURE APPROPRIATELY, NO. 12 IS
THREE STORIES, OTHER TWO ARE FOUR STORIES, ALL WITH
BASEMENT. STREET IS NARROW AT FRONT, AND BUILDING HAS
ONLY VERY SMALL COURTYARD.

6. THIRD PROPERTY IS NO. 2/1 KRUGLO-UNIVERSITetskAYA
AT CORNER WITH KRUTIY SPUR NOT FAR FROM BESSARABSKI MARKET.
BUILDING IS L SHAPE AND HAS
FOUR STORIES, PLUS BASEMENT; SOVIET ESTIMATED
FLOOR SPACE 2,669 SQUARE METERS, A SMALL BUILDING IN
THE REAR HAS 600 SQUARE METERS. ALTHOUGH STRUCTURE
HAS SOME ADVANTAGES INCLUDING GENERAL LOCATION, IT
APPEARS TOO SMALL TO MEET PROGRAM NEEDS.

7. AS SUGGESTED ABOVE, BUILDING AT NO. 67 CHKALOVA MAY
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MERIT SERIOUS CONSIDERATION, WHILE OTHER TWO, AT FIRST
GLANCE, ARE NOT APPEALING. FOREGOING BASED ON INITIAL DISCUSSIONS---
STANGE AND HELLMANN PLAN PREPARE MORE DETAILED REPORT FOLLOWING FURTHER
REVIEW AND NECESSARY ANALYSIS FLOOR PLANS PROVIDED BY SOVIETS.

8. DURING VISIT LAVRUKHIN VERBALLY INDICATED KIEV
AUTHORITIES PLANNING TO FUND RECONSTRUCTION OF BUILDING

WE MAY CHOOSE. HE AND OTHER KIEV AUTHORITIES WERE CORDIAL AND HELPFUL THROUGHOUT, HOSTING LUNCH AND ASSISTING WITH TRAVEL ARRANGEMENTS.

9. FILM BEING POUCHED TO EUR/SOV.
MATLOCK

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